

An architectural rendering showing the renovation of a historic brick courthouse. The original building on the left is a three-story red brick structure with a prominent arched entrance labeled 'SUPERIOR COURT' and the date '1861-80' above the gable. To the right, a modern, multi-story building with a classical portico of white columns is integrated into the site. The new building has the year '1841' above its entrance and a sign for 'bar restaurant'. The scene includes pedestrians, a blue car, and landscaped areas with trees and planters. The sky is a clear, bright blue.

**HISTORIC COURTHOUSE RENOVATION
PLANNED UNIT DEVELOPMENT
PHASE 1
SALEM PLANNING BOARD
11.17.22**

CUBE 3

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TIMELINE

- November 10, 2020 – SRA selects Winn Development as the preferred development team
- May 5, 2021 – Joint City Council and SRA Meeting
- May 21, 2021 – Historic Salem, Inc. Meeting #1
- July 12, 2021 – Community Meeting #1
- July 14, 2021 – SRA Schematic Design Hearing
- July 28, 2021 – Design Review Board Hearing #1
- August 3, 2021 – Federal St. Neighborhood Group Meeting #1
- August 18, 2021 – Historic Commission Meeting
- August 25, 2021 – Northfields Neighborhood Group Meeting
- August 25, 2021 – Design Review Board Hearing 2
- September 22, 2021 – Design Review Board Hearing 3
- September 27, 2021 – Historic Salem Meeting
- September 29, 2021 – DRB Special Meeting
- October 13, 2021 – SRA Schematic Design Hearing #2
- March 21, 2022 – Department Head One-Stop Meeting
- May 4, 2022 – City Staff Meeting
- May 5, 2022 – Planning Board Submission
- May 9, 2022 – City Councilor Staff Meeting
- May 25, 2022 – City Staff Meeting
- June 3, 2022 – Underutilized Properties Program Application via MassDevelopment - Submitted
- June 8, 2022 – SRA Final Design Review – Referred to DRB for Design Consultation
- June 22, 2022 – DRB Consultation
- July 1, 2022 – Salem Community Preservation Funds - Awarded
- July 27, 2022 – DRB Consultation #2
- August 17, 2022 – Historical Commission Meeting
- August 31, 2022 – Historic Tax Credit Submission Filing
- September 14, 2022 – SRA Final Design Review – Referred to Design Review Board for Final Design Review
- September 15, 2022 – Planning Board Meeting 1
- September 26, 2022 – Design Review Board Final Design Review (Meeting 1)
- October 18, 2022 – Conservation Commission Meeting 1
- October 20, 2022 – Planning Board Meeting 2
- October 26, 2022 – Design Review Board Final Design Review (Meeting 2)
- October 27, 2022 – Conservation Commission Site Walk
- November 15, 2022 – Conservation Commission Meeting
- November 16, 2022 – Design Review Board Final Design Review (Meeting 3)

Salem Crescent Lot

Salem Planning Board – November 17, 2022

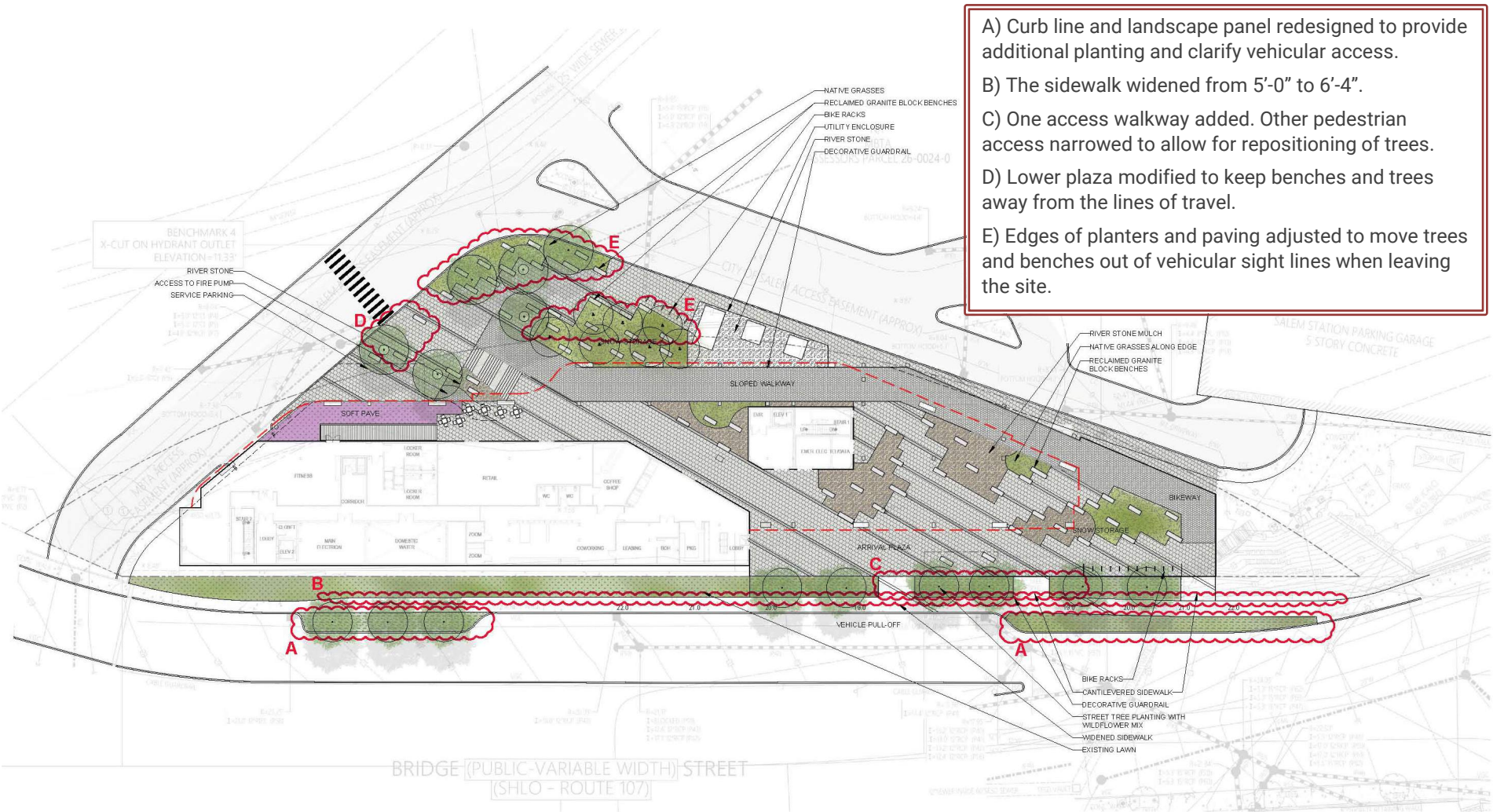
Comments from 10/20 Planning Board Meeting

- Width of Bridge Street Sidewalk at proposed pull-off
- Quantity of planting on Bridge at the west side of the project frontage
- Study additional sidewalk connection between pull-off and plaza
- How will the pull-off prevent improper parking just beyond the pull-off zone near the slip ramp?
- Location of granite bench elements in the plaza
- Plantings and sight line at the northern side of the site
- Need to understand the varying conditions of sidewalk, plaza, landscape, and building along the project frontage
- Study crosswalk connection across MBTA Drive towards North Salem

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ILLUSTRATIVE SITE PLAN



- A) Curb line and landscape panel redesigned to provide additional planting and clarify vehicular access.
- B) The sidewalk widened from 5'-0" to 6'-4".
- C) One access walkway added. Other pedestrian access narrowed to allow for repositioning of trees.
- D) Lower plaza modified to keep benches and trees away from the lines of travel.
- E) Edges of planters and paving adjusted to move trees and benches out of vehicular sight lines when leaving the site.

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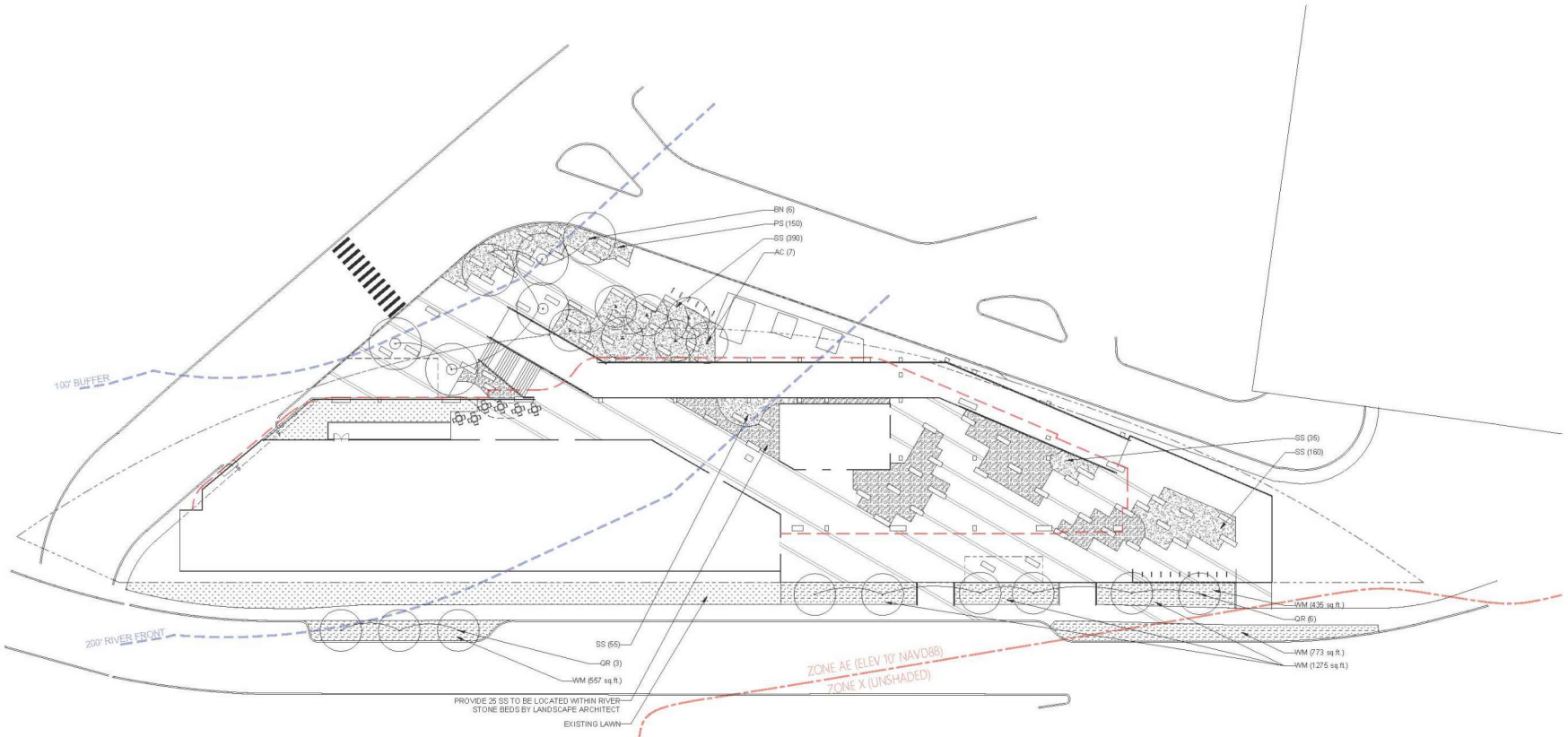
PLANTING PLAN

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES			
AC	<i>Amelanchier canadensis</i>	Multi-Stemmed Shadblow Serviceberry	7
BN	<i>Betula nigra</i>	River Birch	6
QR	<i>Quercus robur</i> 'Fastigiata'	Fastigate Oak	9
GROUND COVERS			
PS	<i>Pennisetum setaceum</i>	Fountain Grass	150
SS	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	655
WM		New England Roadside Matrix Upland Seed Mix by New England Wetland Plants, Inc. South Hadley, MA	2605 sq ft.

F) Wildflower seed mix was specified to reduce species known to cause common allergies.

Four additional fastigate oaks included.



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Varying Conditions Along Bridge Street

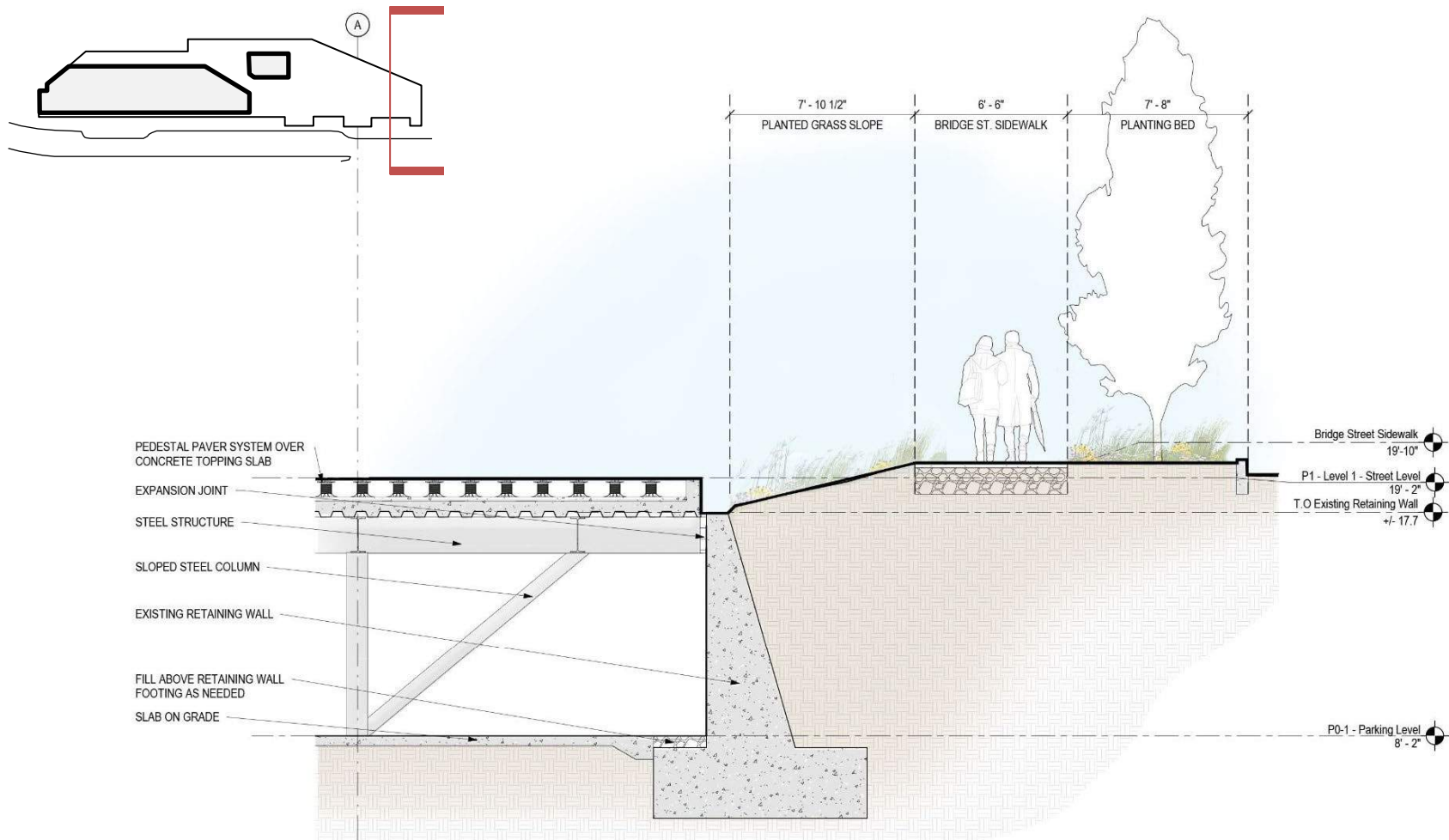


- How does the plaza and building interact with the sidewalk with the complex slope along the project frontage?

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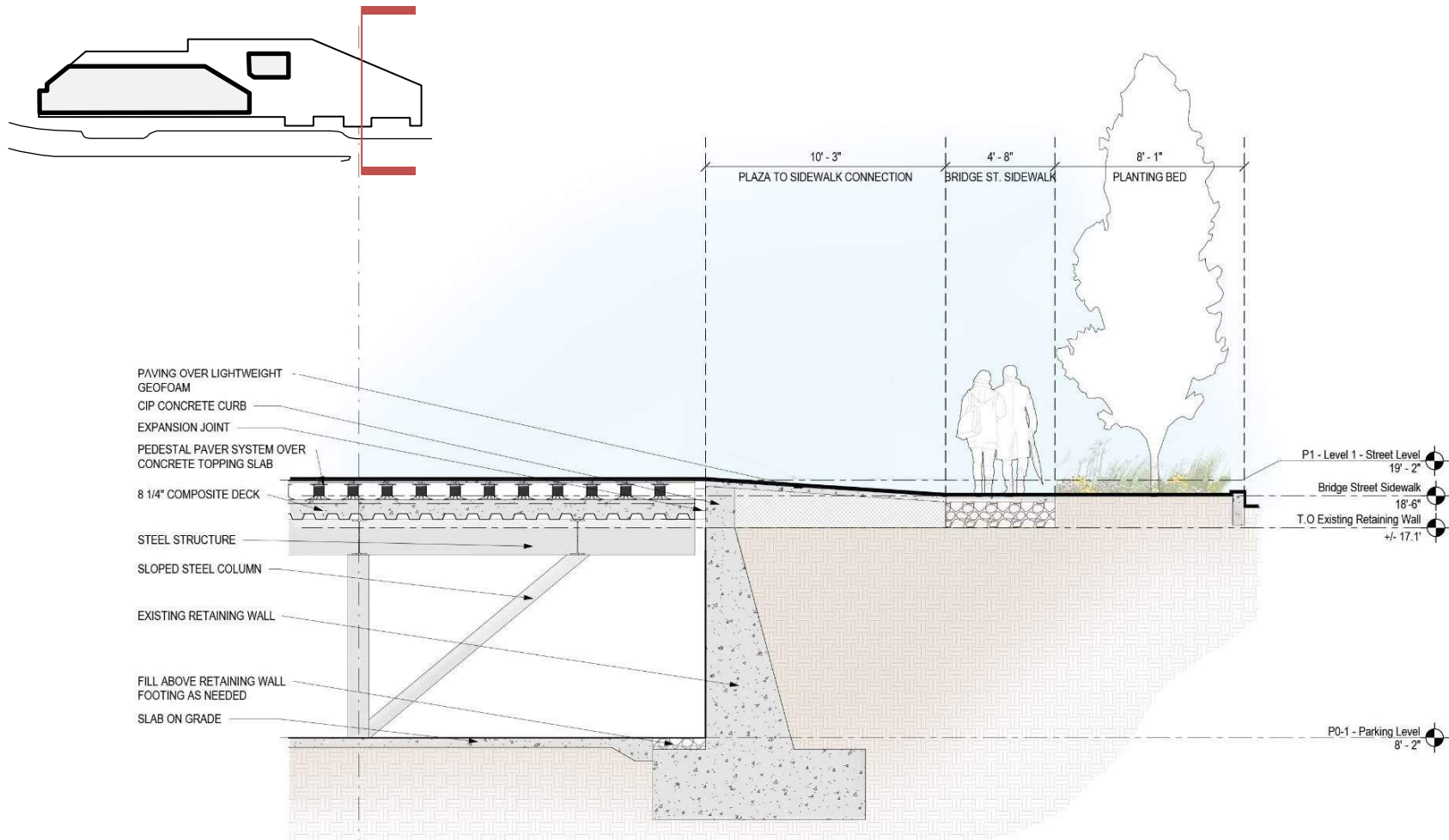
Bridge Street Section – Grass Slope



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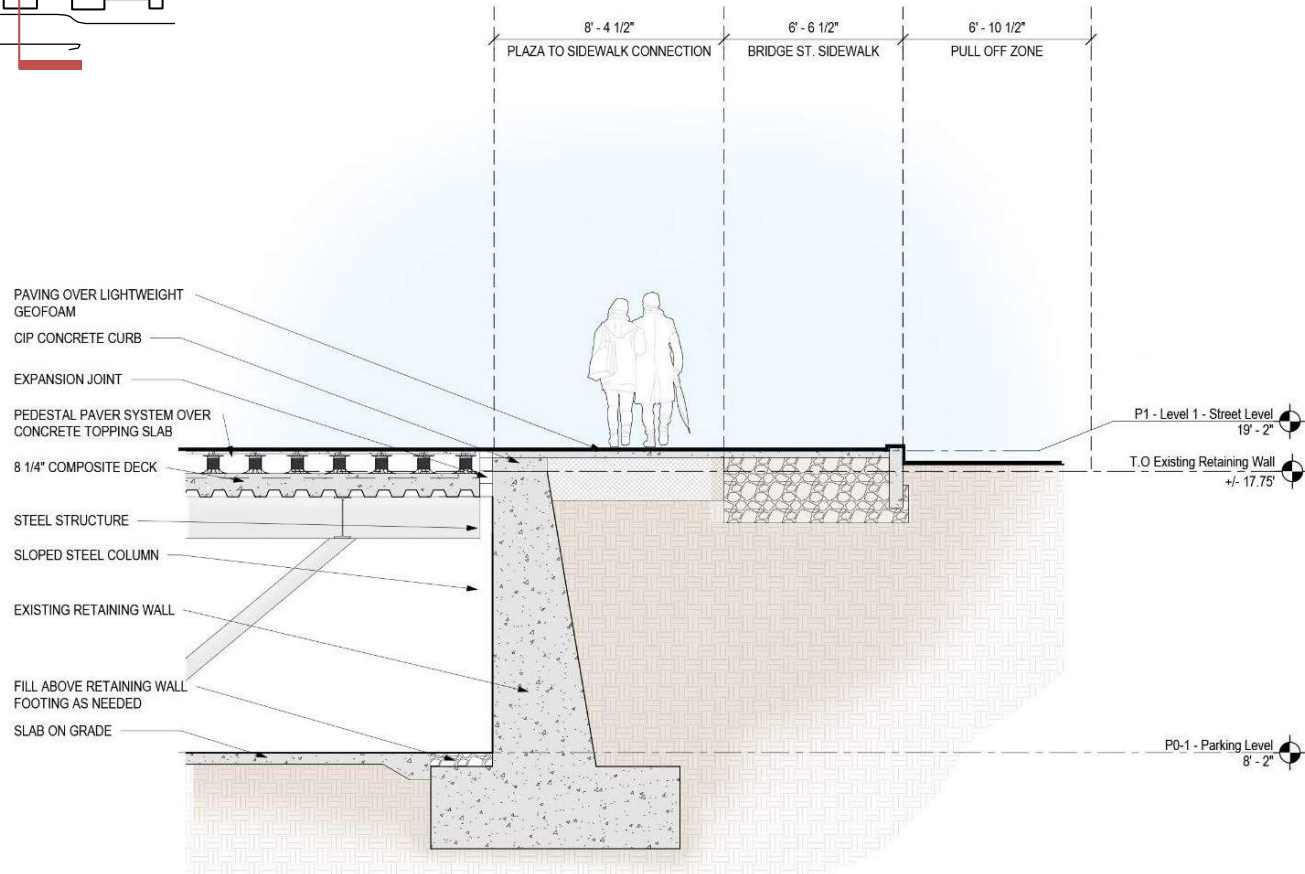
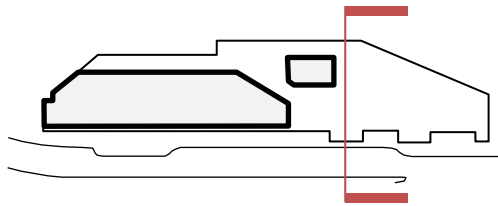
Bridge Street Section – Sidewalk to Plaza Transition



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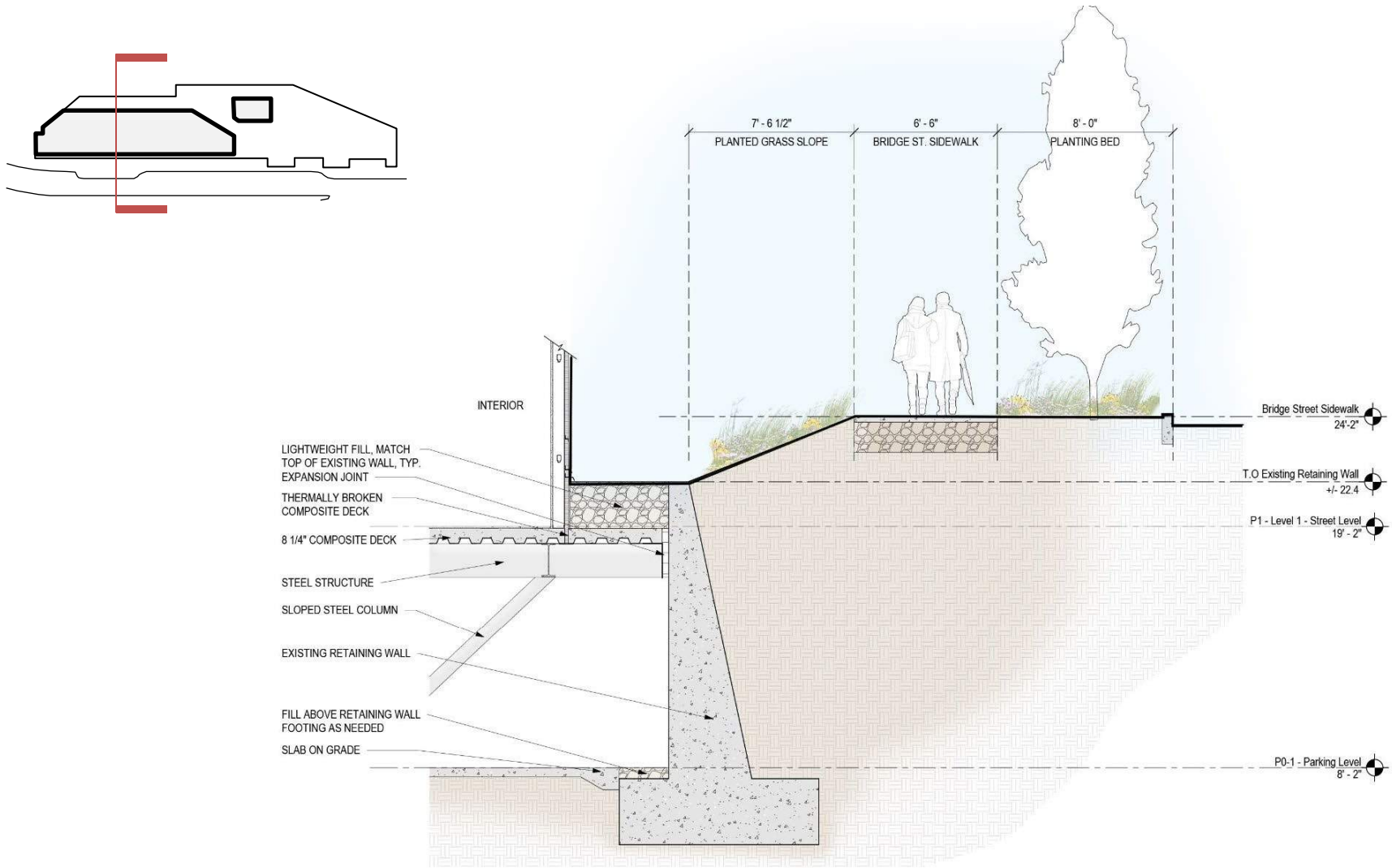
Bridge Street Section – Sidewalk Connection at Pull-off



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Bridge Street Section - Building Facade



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An architectural rendering showing two buildings side-by-side. On the left is a historic brick building with a gabled roof, arched windows, and a central entrance labeled 'SUPERIOR COURT'. The year '1861-89' is inscribed above the entrance. On the right is a modern building with a classical facade, featuring a large portico with columns and the year '1841' above the entrance. A sign for 'bar restaurant' is visible on the right building. People are walking on the sidewalks, and a blue car is parked in front of the modern building. The scene is set against a dark, overcast sky.

THANK YOU

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